

Lot 180, Section A, Lake Forest Subd.,  
Section 36, T1S, R9W, DeSoto County,  
MS, Plat Book 12 Page 1-4.

STATE MS.-DE SOTO CO.  
FILED  
Spearman #2080983  
SEP 12 11 36 AM '87

SUBSTITUTE TRUSTEE'S DEED

BK 321 PG 758  
W.E. DAVIS CH. CLK.

WHEREAS, on October 17, 1989, Rodney Nelson Virga, a single person, executed a Deed of Trust to Denny T. Blake, Trustee for the use and benefit of First BancShares Mortgage Group, Inc. which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 488 at Page 340 thereof; and

WHEREAS said Deed of Trust was assigned to SouthTrust Mortgage Corporation by instrument recorded in the office of the aforesaid Chancery Clerk in Book 492 at Page 757 thereof; and

WHEREAS, said Deed of Trust was assumed by Fred Spearman, Jr., and wife, Gracie M. Spearman by instrument recorded in the office of the aforesaid Chancery Clerk in Book 234 at Page 137 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 633 at Page 59 thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, SOUTHTRUST MORTGAGE CORPORATION, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in the DeSoto County Tribune, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: August 13, 20, 27 & September 3, 1997, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 11th day of August, 1997, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 4th day of September, 1997, at the east front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

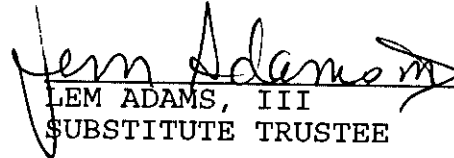
Lot 180, Section A, Lake Forest Subdivision, in Section 36, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 1-4, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for SOUTHTRUST MORTGAGE CORPORATION, bidding the sum of One Hundred Six Thousand Nine Hundred Fifty-Six and 27/100 Dollars (\$106,956.27) for all of the above-described property and said property was struck off to SOUTHTRUST MORTGAGE CORPORATION, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Six Thousand Nine Hundred Fifty-Six and 27/100 Dollars (\$106,956.27), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to SOUTHTRUST MORTGAGE CORPORATION, all of the above-

described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 4th day of September, 1997.

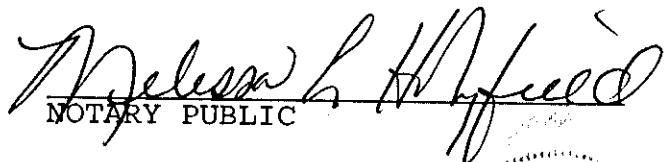
  
LEM ADAMS, III  
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of September, 1997.

  
NOTARY PUBLIC

My Commission Expires:

Notary Public State of Mississippi At Large  
My Commission Expires: January 5, 2001  
BONDED THRU HEIDEN-MARCHETTI, INC.

Grantor: P. O. Box 400, Brandon, MS 39043 (601) 825-9508

Grantee: P. O. Box 532060, Birmingham, AL 35253-2060 (205) 254-8100

PREPARED BY: ADAMS & EDENS  
ATTORNEYS AT LAW  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI 39043  
(601) 825-9508



P.O. Box 486  
Olive Branch, MS 38654

601-895-6220

D.W. JONES  
PUBLISHER

## Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, Gail Mills, publisher of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXV</u>	No. <u>41</u>	, dated the <u>September</u>	day of <u>3</u>	, 19 <u>97</u>
In Vol. <u>XXV</u>	No. <u>40</u>	, dated the <u>August</u>	day of <u>27</u>	, 19 <u>97</u>
In Vol. <u>XXV</u>	No. <u>39</u>	, dated the <u>August</u>	day of <u>20</u>	, 19 <u>97</u>
In Vol. <u>XXV</u>	No. <u>38</u>	, dated the <u>August</u>	day of <u>13</u>	, 19 <u>97</u>
In Vol. _____	No. _____	, dated the _____	day of _____	, 19 _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

Gail Mills  
PUBLISHER

Sworn to and subscribed before me, this 3rd  
day of Sept, 19 97  
(SEAL)

Charlotte Hopper  
NOTARY PUBLIC

My Commission Expires  
Feb. 5, 2001

My commission expires                     , 19           

To Adams & Edens

for taking the annexed publication of 289

words or the equivalent thereof for a total of 4

times \$ 66.47, plus \$1.00 for making a proof

of publication and depositing the same for a total cost

of \$ 67.47.

### SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on October 17, 1999, Rodney Nelson Virge, a single person, executed a Deed of Trust to Denny T. Blake, Trustee for the use and benefit of First BancShares Mortgage Group, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 486 at Page 340 thereof; and

WHEREAS, said Deed of Trust was assigned to SouthTrust Mortgage Corporation by instrument recorded in the office of the aforesaid Chancery Clerk in Book 492 at Page 757 thereof; and

WHEREAS, said Deed of Trust was assumed by Fred Spearman, Jr., and wife, Gracie M. Spearman by instrument recorded in the office of the aforesaid Chancery Clerk in Book 234 at Page 137 thereof; and

WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 633 at Page 59 thereof; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the east front door of the County Courthouse of DeSoto County, Mississippi, on the 4th day of September, 1997, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

LOT 180, SECTION A, LAKE FOREST SUBDIVISION, IN SECTION 36, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 1-4, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS my signature, on this the 8th day of August, 1997.

/s/ Lem Adams, III  
Substitute Trustee

Prepared by:  
Adams & Edens  
A Professional Association  
Post Office Box 400  
Brandon, Mississippi 39043  
(601) 825-9508  
Aug. 13, 20, 27, Sept. 3-occ.